

Subject: Re: PBID Questions

From: Lorena Parker <lparker@sanpedrobid.com>

Date: 04/11/2017 01:47 PM

To: "Bob Iannessa (Avison Young)" <Bob.Iannessa@avisonyoung.com>

Bob,

Please see my answers below in CAPS. Please let me know if you have any further questions.

Best regards,

Lorena Parker
Executive Director
San Pedro Property Owners' Alliance
**San Pedro Historic Waterfront
Business Improvement District**
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On Tue, Apr 11, 2017 at 1:02 PM, Bob Iannessa (Avison Young)
<Bob.Iannessa@avisonyoung.com> wrote:

Hi Lorena

Can you answer the following questions for me in regards to PDID:

1. How does PBID determine voting %?

THE SAN PEDRO PROPERTY BUSINESS IMPROVEMENT DISTRICT (PBID) VOTING PERCENTAGE IS DETERMINED BY HOW MUCH EACH PROPERTY OWNER PAYS INTO THE DISTRICT. THE FOLLOWING FORMULA WAS USED TO DETERMINE THE PACIFIC PLACE OFFICE LLC ASSESSMENT. YOU MAY ALSO SEE THE ATTACHED MANAGEMENT DISTRICT PLAN SUMMARY.

Parcel Use - Benefit Zone	Land Rate	Building Rate
	(\$/sqft/yr)	(\$/sqft/yr)
Commercially-Zoned Parcels		
Zone 1	\$0.11941648	\$0.17321581

FOR THE TOPAZ BUILDING ASSESSMENT, THE VOTING PERCENTAGE IS 7.304%.
(PACIFIC PLACE OFFICE LLC ASSESSMENT DIVIDED BY THE TOTAL PBID
ASSESSMENT \$93,211.35/\$1,276,159=7.304%

2. When PBID tally's the votes is it done by %? YES.
3. Please verify that the top (7) contributors to PBID are as follows:

1. LA HARBOR DEPARTMENT downtown plus 21 waterfront parcels	30.555%	Office building in
2. PACIFIC PLACE OFFICE LLC	7.304%	
3. LA CITY PARCELS (30) & Parks within the District	6.391%	Includes parking Lots
4. PROFICIENT HOTEL Hotel	3.184%	Aka: Crowne Plaza
5. CP III VUE LLC Residential Property	2.968%	Multi Unit
6. JERICO DEVELOPMENT restaurant parcels	2.281%	13 Office and
7. LIGHTHOUSE SAN PEDRO LLC Residential Property	2.057%	Multi Unit
1.		
TOTAL		54.74%

4. What is the required percentage needed for PBID to renew?

THERE ARE TWO STEPS TO THE RENEWAL PROCESS: PETITION PHASE AND BALLOTING PHASE

THE FIRST PHASE OF THE RENEWAL PROCESS IS THE PETITION PHASE.(SEE ATTACHED.) IN ORDER FOR THE PBID TO ENTER INTO THE BALLOTING PHASE, WE NEED TO RECEIVE SIGNED PETITIONS TOTALING MORE THAN 50% OF ALL PROPERTY OWNERS IN THE DISTRICT. DURING THE BALLOTING PHASE OF THE RENEWAL PROCESS, ONCE AGAIN THERE NEEDS TO BE A MAJORITY OF PROPERTY OWNERS TO VOTE IN FAVOR OF RENEWAL.

THE PETITION PHASE IS MANDATED BY THE PROPERTY AND BUSINESS IMPROVEMENT LAW OF 1994 (STATE LAW)

THE BALLOTING PHASE OF THE RENEWAL IS MANDATED BY PROP 218 BECAUSE IT IS AN ASSESSMENT ON REAL PROPERTY

5. Please confirm that the City of Los Angeles will not carve out a single parcel in the event a property owner does not want to belong to PBID as long as the property is within the district being served by PBID it will be assessed? THE LA CITY ATTORNEY'S OFFICE SPECIFICALLY PROHIBITS CARVING OUT ANY PROPERTY WITHIN THE BOUNDARIES OF THE DISTRICT. IN FACT, THEY REQUIRE

VERY SPECIFIC BOUNDARY RATIONALE BEFORE THEY ALLOW US TO ENTER THE PETITION PHASE OF THE RENEWAL.

6. When are the renewal forms due back to PBID?

THE PETITIONS ARE DUE ASAP AS WE ARE TRYING TO GO TO THE FIRST CITY COUNCIL MEETING BEFORE THE END OF THE MONTH. AFTER THE ORDINANCE OF INTENTION TO RENEW THE SAN PEDRO PBID IS PASSED BY LA CITY COUNCIL(END OF APRIL), THERE WILL BE A PUBLIC HEARING, BALLOTING PHASE AND A MANDATORY 45 DAY WAITING PERIOD. THE GOAL IS TO FULLY COMPLETE THE RENEWAL PROCESS IN THE NEXT COUPLE OF MONTHS IN ORDER TO MEET THE LA COUNTY ASSESSOR'S TIMELINE (TO GET THE ASSESSMENTS TO APPEAR ON THE TAX BILLS). IF THE RENEWAL TAKES LONGER AND WE DO NOT MEET THESE TIMELINES, THE CITY OF LOS ANGELES WILL HAVE TO HAND BILL THE FIRST YEAR'S ASSESSMENT.

Bob Iannessa - Lic #017544415

General Manager

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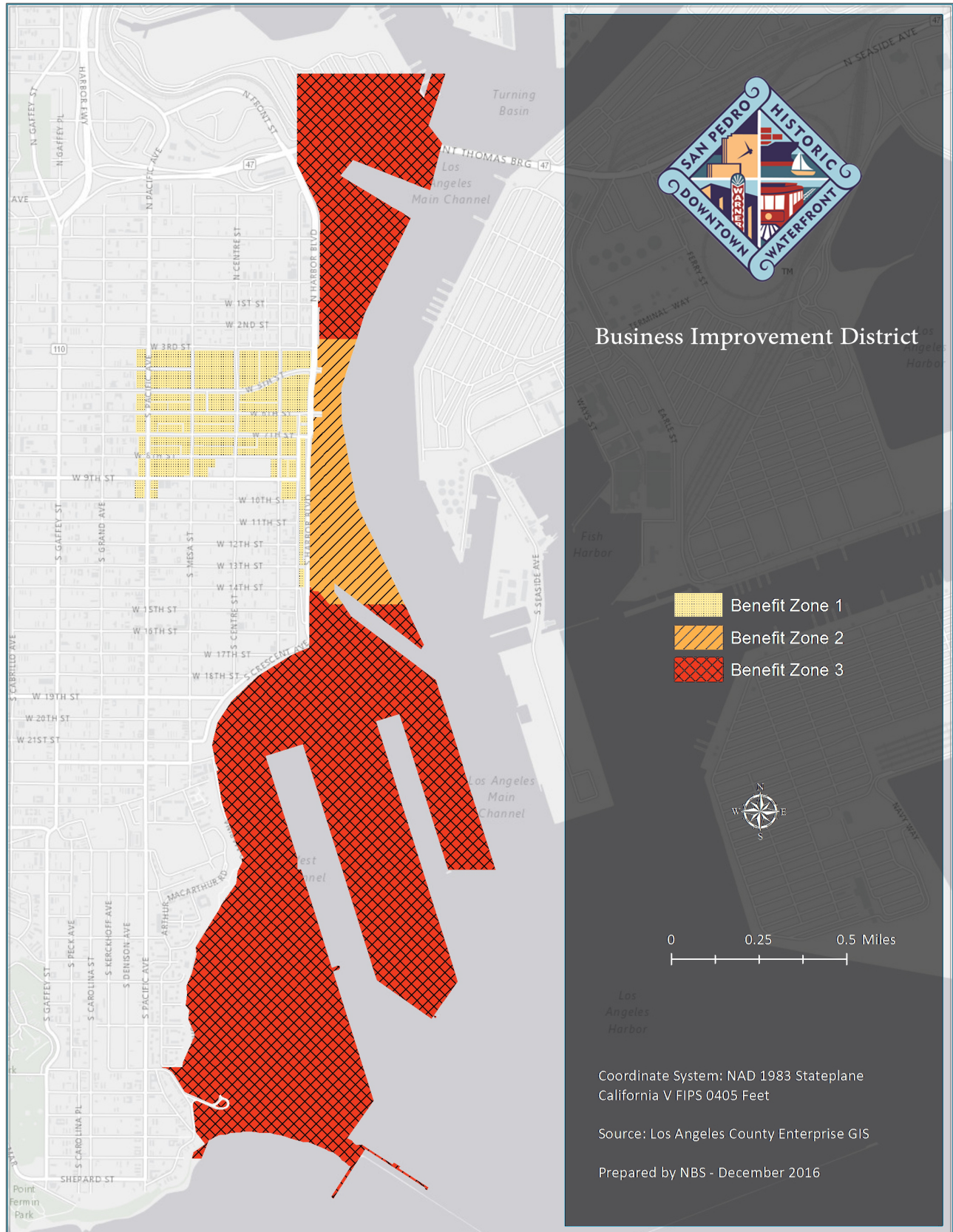
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— Attachments: —

San Pedro MDP Summary.docx	47.2 KB
San Pedro PBID Boundary Map.jpg	3.0 MB
Pacific Place Office.pdf	396 KB